

**MINUTES**  
**August 9, 2011 – 5:30 p.m.**  
**Planning and Zoning Commission**  
**Muscatine City Hall**  
**City Council Chambers**

**Present:** Chairperson Dawnese Openshaw, John Sayles, Allen Harvey, and David Colton.

**Excused:** Rochelle Conway, George Fisher, and Larry Koehrsen.

**Staff:** Steven Boka, Director of Community Development,  
Andrew Fangman, City Planner, Community Development,  
Stephanie Oien, Office Coordinator, Community Development.

**Also:** Devin Pettit, Clark Johnson, Jeff King, and Jon Lutz.

Chairperson Openshaw opened the meeting at 5:30 p.m. and read the Mission Statement.

**Minutes:** The minutes of the July 12, 2011, regular meeting were approved on a motion by Commissioner Harvey; second by Commissioner Sayles. All ayes, motion carried.

**Subdivision:**

**Preliminary/Final Plat – University Development Subdivision – 3-lots – 3.084 Acres – University Drive – M-2 Heavy Industry Zoning – Clark L. & Sony Johnson.** Clark Johnson of 1709 University Drive was present to discuss his request. Commissioner Harvey voiced concerns about the number of curb cuts. Harvey wanted controls put in place for the number of access openings on University Drive. He did not want three separate curb cuts. He thought one opening would be sufficient. City Engineer Jon Lutz told the Commission that the initial design of University Drive did not include frontage roads. Lutz was concerned about the additional cost burden to owners. Johnson stated that he couldn't speak for the buyer as to whether she would be agreeable to one access to both of her lots. He noted that it would be expensive to add a frontage road and it might make the subdivision unfeasible. Boka stated that he was confident concerns about access openings could be handled at site plan review. Sayles pointed out that the Comprehensive Plan calls for driveway spacing at a minimum of 125 feet. Harvey motioned to approve the request subject to lots two and three sharing a common drive; second by Sayles. All ayes, motion carried.

**Vacation:**

**Access Easement – Lot 4 of Chin Subdivision – 35-Foot Wide Access Easement – 0.224 Acres – Off Grandview Avenue – Jeff King / ABC Portable Storage.** Jeff King was present to discuss his request. Sayles noted that the property was all under the same ownership and the easement was not required. Vacating the easement will not land lock Lot 3. Boka noted that ABC Portable Storage owns Lots 3 and 4. He explained that the land between Lot 3 and the Lamplight Inn is vacant.

The easement was retained on Lot 3 to maintain access to the vacant lots. Half of the easement is for utilities and the other for access. Lots 5 and 6 are already served by a single access. Harvey motioned to approve the request as submitted; second by Sayles. All ayes, motion carried.

**Other Business:**

**Comprehensive Plan Update – Andrew Fangman.** City Planner Andrew Fangman provided the status of his work updating the Comprehensive Plan. Commission members were asked to provide input and suggestions. Much discussion followed.

Adjourn.

Respectfully Submitted,

---

Steven Boka, Secretary  
Director of Community Development

ATTEST:

---

Dawnese Openshaw, Chairperson  
Planning & Zoning Commission